

Arlington Historic District Commissions

February 27, 2014
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: D. Baldwin, C. Barry, M. Bush, C. Hamilton, S. Makowka, J. Worden

Commissioners Not Present: J. Black, B. Cohen, J. Cummings, M. Logan, J. Nyberg, M. Penzenik,

Guests: S. Dolan, M. Walsh

1. AHDC Meeting Opens 8:10pm
2. Appointment of alternate Commissioners to Russell Street Historic District: C. Barry, C. Hamilton
3. Approval of draft minutes from December 19, 2013 and January 23, 2014. J. Worden moved approval for December 19, 2013 and seconded by D. Baldwin, unanimous approval. J. Worden moved approval on January 23, 2014 minutes, seconded by M. Bush, unanimous approval.
4. Communications
 - a. Email re: Preservation Loan Program information request. J. Worden said applicant from Academy Street
 - b. Email and application for 40 Westmoreland Ave. (Radoslovich) for rear deck
 - c. Email and application for 170 Pleasant Street (Gillis) for aluminum gutter replacement with copper gutters.
 - d. Call re: Finance Committee 2015 Budget
 - e. S. Makowka correspondence with Finance Committee on signage request for funds
 - f. S. Makowka followed up with C. Kowalski from Planning on brick cost estimates
 - g. D. Baldwin received correspondence from Doreen Stevens that Arlington is getting ready to bring up the Community Preservation Act again and asked if the HDC would send letter of support to Selectmen. Website Community Preservation Mass.org
5. New Business
Hearings (typically last around 20 minutes per application) 8:20pm
 1. Informal Hearing re: 39 Russell Street (Walsh) re: addition of new structure. Presented revised plans. S. Makowka asked if they have talked with neighbors about plan. They have not and he suggested they talk before the formal meeting. D. Baldwin asked what this is called – two condominiums on a single lot. Some questions whether the massing is appropriate for this lot. Those issues will be

addressed at the formal hearing. J. Worden said possible question raised in prior new construction hearings is what is the footprint relative to each of these buildings and their respective lots. Applicant will have that information for formal hearing. D. Baldwin noted page 5 of the plans has the footprint proposal – total 1,600 plus 1,325 plus garage which is not included. Approx. total 3,000sf. J. Worden made general point that the Parmenter House is one of the most important houses in the district with such a striking fence. It sits on the largest lot in the district and gives a great look back to the time it was built. Without going too "Williamsburg" or "Sturbridge Village", if the connections looked like a barn being connected it might look like it could have been there, but this looks like two houses on one lot. Configuration looks like a second house stuck on to the initial house. While it can't be seen very much it takes away a scarce piece of open land in the area. To the extent that you can see it "here is something new that happened" which seems difficult for J. Worden to support. C. Barry asked if any thought of getting rid of shed dormer on regular house. D. Baldwin said he's been trying to give this a lot of thought. There just seems to be some sort of disharmony. Maybe it's the Italianate on the new addition that doesn't mix with the Italianate on the original house. Doesn't know the answer to help, but it just bothers him. Discussion about the proposed roofline and what you are giving up to keep that roofline down to minimize visual impact

2. **Informal Hearing re: 30 Russell Street (Makowka) re: gutter replacement.** S. Makowka has slate roof and they're having ice dam problems on the front of the house. One suggestion from slate contractors is copper ice belt along bottom 3 feet, standing seam copper belt. Looking for approval to install copper ice belt and possibly fiberglass gutter company gutters or copper gutters. M. Bush moved that pursuant to the application the proposed change is so insubstantial to the character of the neighborhood that a 10 day certificate would be appropriate. Seconded by C. Barry. Unanimous approval for 10 day certificate. M. Bush moved approval of application as presented for copper ice belt and replacement of wood gutters with either The Fiberglass Gutter Company's product which mimics the profile of existing gutters or with copper gutters. Seconded by C. Barry. Unanimous approval. Monitor appointed C. Barry

6. **Other Business**

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Discussion of inventory discrepancies and maps

7. **OPEN FORUM**

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. **REVIEW OF PROJECTS (See project list below)**

D. Baldwin gave 3 projects to remove - #11 (44 Academy)
#51 (49 Academy)
#55 (10 Central)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)

3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed) - REMOVE
12. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
13. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
14. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
15. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
16. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
17. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
18. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
19. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
20. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
21. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
22. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
23. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
24. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
25. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
26. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
27. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
28. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
29. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
30. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
31. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
32. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
33. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
34. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
35. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
36. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
37. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
38. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
39. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
40. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
41. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
42. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
43. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels)
44. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
45. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
46. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
47. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
48. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
49. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
50. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
51. 49 Academy Street (Baldwin – 13-53P) – Worden – COA (steps) - REMOVE

- 52.** 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
- 53.** 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
- 54.** 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
- 55.** 10 Central Street (Hedlune – 13-60C) – Baldwin – COA (solar panels) - REMOVE
- 56.** 37 Jason Street (Lees – 13-61J) – Makowka – DENIAL (solar panels)
- 57.** 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
- 58.** 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
- 59.** 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
- 60.** 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
- 61.** 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
- 62.** 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
- 63.** 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
- 64.** 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
- 65.** 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
- 66.** 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
- 67.** 19 Wellington Street (Kirchheimer – 13-72P) – Makowka – CONA (windows)
- 68.** 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
- 69.** 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
- 70.** 735 Mass. Ave. (Highrock Church – 13-76J) – Makowka – CONA (roof)
- 71.** 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
- 72.** 17 Irving Street (Town of Arl-Parmenter – 13-78P) – Makowka – DENIAL - fence

Meeting Adjourned 9:30pm